165.0	0002	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	881,100 / 881,100
					USE VALUE:	881,100 / 881,100
					ASSESSED:	881,100 / 881,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
28	-30	SURRY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SHEA ELAINE M ETAL/ TRUSTEES
Owner 2:	WILLIAM E SHEA REVOCABLE TRUST
Owner 3:	
Street 1:	9 LINCOLN ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	SHEA WILLIAM E -
Owner 2:	-
Street 1:	9 LINCOLN STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,040 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1922, having primarily Wood Shingle Exterior and 2397 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5040.000	481,300		399,800	881,100
Total Card	0.116	481,300		399,800	881,100
Total Parcel	0.116	481,300		399,800	881,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 367.55 | /Parcel: 367.5

Legal Description

User Acct 109019

GIS Ref

GIS Ref

Insp Date 07/25/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 165.0-0002-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	481,300	0	5,040.	399,800	881,100	881,100	Year End Roll	12/18/2019
2019	104	FV	375,400	0	5,040.	399,800	775,200	775,200	Year End Roll	1/3/2019
2018	104	FV	375,400	0	5,040.	354,100	729,500	729,500	Year End Roll	12/20/2017
2017	104	FV	352,300	0	5,040.	297,000	649,300	649,300	Year End Roll	1/3/2017
2016	104	FV	352,300	0	5,040.	297,000	649,300	649,300	Year End	1/4/2016
2015	104	FV	314,300	0	5,040.	257,000	571,300	571,300	Year End Roll	12/11/2014
2014	104	FV	314,300	0	5,040.	248,500	562,800	562,800	Year End Roll	12/16/2013
2013	104	FV	326,900	0	5,040.	236,500	563,400	563,400		12/13/2012

!12754!

PRINT

Date	Time
12/11/20	02:48:31

LAST REV

Date	Time
08/23/18	14:27:09

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12754

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SHEA WILLIAM E,	69614-553		7/17/2017	Convenience		No	No		
	6024-58		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	109019
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/7/2017	1475	Re-Roof	12,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
7/25/2018	MEAS&NOTICE	CC	Chris C
12/31/2008	Measured	372	PATRIOT
6/12/2000	Inspected	197	PATRIOT
12/21/1999	Mailer Sent		
12/2/1999	Measured	270	PATRIOT
1/1/1982		GP	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5040		Sq. Ft.	Site		0	70.	1.13	8									399,839						399,800	

Total AC/HA: 0.11570 | Total SF/SM: 5040 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 399,839 | Spl Credit | Total: 399,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1922	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.09871793
Const Adj.:	0.99980003
Adj $ / SQ:	186.745
Other Features:	116500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	653891
Depreciation:	172627
Depreciated Total:	481264

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
1	6	2	
Totals			
2	11	4	

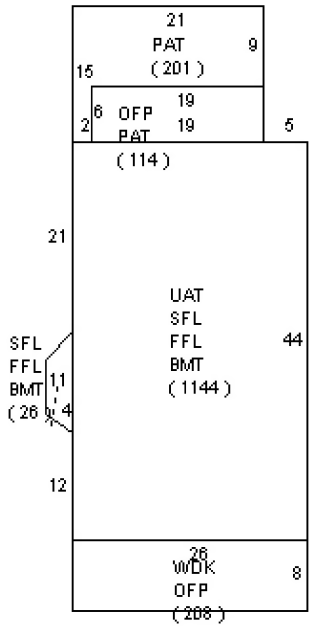
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	186.74
Special Features:	0	Val/Su Net:	103.71
Final Total:	481300	Val/Su SzAd	205.68

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,170	56.020	65,547
FFL	First Floor	1,170	186.740	218,491
SFL	Second Floor	1,170	186.740	218,491
OFP	Open Porch	322	21.620	6,962
PAT	Patio	315	3.440	1,084
UAT	Upper Attic	286	85.900	24,568
WDK	Deck	208	10.810	2,248

	Net Sketched Area:	4,641		Total:	537,391
Size Ad	2340	Gross Are	5499	FinArea	2397

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	20	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

165.0-0002-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	